City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL **DATE: July 8, 2008**

FROM: COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION **ITEM NO:** 26

WARD: 1

SUBJECT: PLANNING CASE P07-1309 - REQUEST FOR CITY LANDMARK DESIGNATION - 4622 INDIAN HILL ROAD

ISSUE:

Proposal by Zelma Beard and Susan Mitchell to designate a single family residence, built in 1908, a City Landmark. The residence is located 4622 Indian Hill Road, in the R-1-7000 with a General Plan designation of Medium Density Residential.

RECOMMENDATIONS:

That the City Council:

1. Approve Planning Case P07-1309, thereby designating the residence at 4622 Indian Hill Road a City Landmark; and

2. Adopt the attached Resolution designating 4622 Indian Hill Road a City Landmark.

STAFF/BOARD RECOMMENDATION:

Staff recommended approval based on the facts for findings. On February 20, 2008 the Cultural Heritage Board by a vote of vote of 8 ayes to 0 noes and 0 abstentions, approved subject to staff's recommended findings and conditions Planning Case P07-1309.

BACKGROUND:

Please refer to the attached Cultural Heritage Board report dated February 20, 2008 for background relative to this case.

This house, located at 4622 Indian Hill Road qualifies as a landmark due to its association with the C.O. Evans family and architect and builder G. Stanley Wilson under Criterion A and B as defined in Title 20.

FISCAL IMPACT:

Sufficient funds are allocated in the current budget to provide a landmark plaque for this home.

Prepared by: Ken Gutierrez, Planning Director
Certified as to availability
of funds: Paul C. Sundeen, Assistant City Manager/CFO/Treasurer
Approved by: Michael J. Beck, Assistant City Manager
for Bradley J. Hudson, City Manager
Approved as to form: Gregory P. Priamos, City Attorney

Attachments:

1. Cultural Heritage Board Staff Report - February 20, 2008
2. Cultural Heritage Board Approved Minutes – February 20, 2008
3. Resolution

Cultural Heritage Board
Historic Designation (HD) Staff Report

WARD: 1

MEETING DATE: January 16, 2008

PLANNING CASE P07-1309: Proposed historic designation by Zelma Beard and Susan Mitchell, to designate the C.O. Evans House at 4622 Indian Hill Road, located north of Beacon Way, south of Indian Hill Drive, and northwest of Redwood Drive, as a Landmark. The house is currently designated a City Structure of Merit and is located within the Mount Rubidoux Historic District. The property is zoned R-1-65 and has a General Plan designation of medium density residential. **Contact Planner:** Kim Jarrell Johnson (951) 826-2408 kjohnson@riversideca.gov

REQUEST:

The applicant has submitted an application to nominate the home at 4622 Indian Hill Road, which was built in 1908, as a City Historic Landmark. The application includes a cultural resources nomination application, with an architectural description, statement of significance, and photographs of the property. The applicant seeks to designate the building based on its historic association with C.O. Evans, its architectural significance as a G. Stanley Wilson designed home, and for its overall contribution to the historic significance of Riverside's Mt. Rubidoux neighborhood.

CURRENT STATUS:

The home in question is already designated under the City's Cultural Resources Ordinance as City Structure of Merit #41. It is also a District Contributor to the Mount Rubidoux Historic District (1987). Designation as a City Landmark will, in effect, give the building a higher level of individual recognition. The Riverside General Plan (Section II: "A Vision for Riverside" and the Historic Preservation Element) discusses planning concepts and policies relevant to this application. The General Plan lays emphasis on the City's desire to preserve its cultural heritage, both historical and archaeological, and the Plan's goal is to preserve historic resources that are a reminder of the city's past. Policies 2.1 and 2.2. of the Preservation Element identify the means towards achieving this goal. Staff believes that the applicant's request for designation is consistent with the General Plan's stated historic preservation goals and policies.

ARCHITECTURAL DESCRIPTION:

This two story home was designed in the Craftsman Style with a Tudor influence in the timber touches in the front gables. It has a medium double cross gable roof. The entrance to the house, which is covered by a separate medium gable roof supported by double squared posts, sits slightly off center or asymmetrically on the front façade. The porch continues around the side of the home. The home is covered with clapboards except under the three front gables which are stuccoed in between half timbered moldings. The outward appearance of the home is enhanced by the artistic stonework at the

ATTACHMENT 1

street level. On the house side of the sidewalk is a stone retaining wall and on the outside edge of the sidewalk is a decorative stone wall, both of which were built at the same time as the house.

The only change made to the exterior of the home was the enclosure of the porch above the front door. This modification does not detract from the historic nature of the residence.

STATEMENT OF SIGNIFICANCE:

The residence located at 4622 Indian Hill Road was the home of Charles Orrick (C.O.) Evans and his wife Fanita who had the home built and lived in it until their deaths in 1950 and 1971 respectively. When C.O. Evans built his home he was the cashier of the Riverside savings Bank and Trust Company. Later, he became vice-president of Citizens National Bank and was one of the city's foremost bankers. He was active in the community, heading war bond drives during both World War I and World War II. He was treasurer for Calvery Presbyterian Church for 38 years.

The street the house is located on was originally called Aurora Drive. In 1916 it was renamed Rubidoux Drive West. This caused confusion with other streets named Rubidoux. In 1954 Fanita Evans suggested to the City Council that they rename the street Indian Hill Road to prevent confusion and to honor the Indian village that was once on the hill. The City Council accepted her suggestion.

G. Stanley Wilson, the contractor and architect for the Evans House, plied his architectural craft in Riverside and around southern California. His most famous work in Riverside and perhaps his greatest work is the Rotunda wing at the Mission Inn. In addition to his work at the Mission Inn, Wilson designed numerous public buildings and private homes throughout Riverside. Wilson is considered a very significant architect and his work in Riverside was a major contribution to the city's look and style. This home, one of Wilson's earliest, was used by Wilson in advertising for his business.

This property is currently designated as a district contributor to the Mount Rubidoux Historic District, and has been designated Structure of Merit #41, but its level of historic significance that stems from its association with C.O. Evans and its architectural value as a G. Stanley Wilson home merits individual recognition. The property clearly exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history (Criterion A) and is identified with persons or events significant in local, state, or national history (Criterion B). Thus, the property is determined eligible for local listing as a City Landmark under Title 20 of the Riverside Municipal Code (20.20.010).

TITLE 20 EVALUATION:

Under Title 20, "Landmark" means any site, building or structure which contributes to the broader understanding of the historical, archaeological, cultural, architectural, community, aesthetic or artistic heritage of the City and which has been recommended for designation by the Cultural Heritage Board and designated a landmark by the City Council. Staff believes this resource qualifies for landmark status based upon the findings noted below:

FINDINGS: Criterion A: Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural or natural history

FACTS: The C. O. Evans House reflects special elements of Riverside's architectural history because of its association with architect G. Stanley Wilson.

FINDINGS: Criterion B: Is identified with persons or events significant in local, state or national history.

FACTS: C.O. Evans was a prominent figure in Riverside in the early 20th centuries. His significance rests with his prominent association with Riverside's banking business and his involvement with the community.

ENVIRONMENTAL ASSESSMENT:

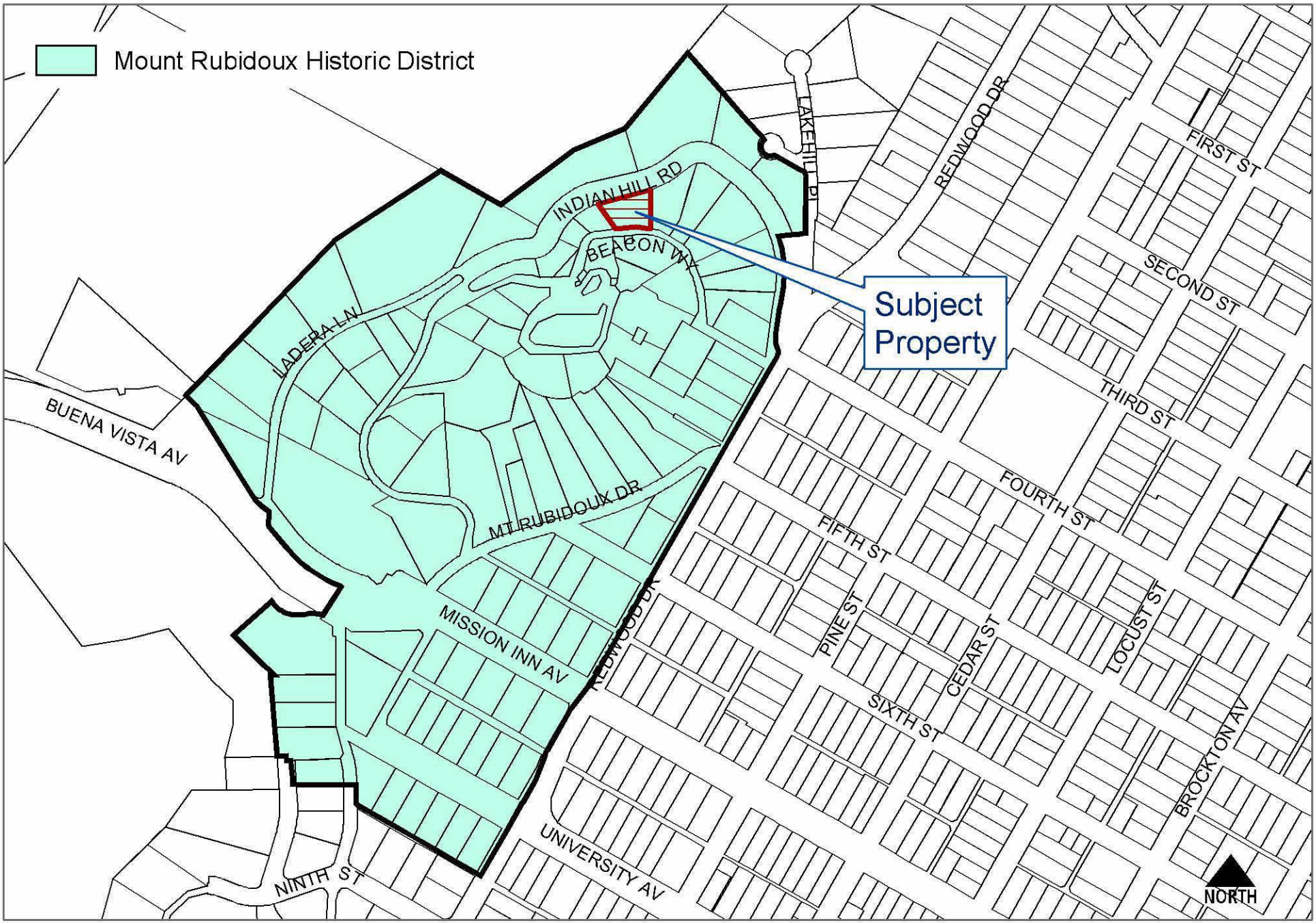
Designations such as this are categorically exempt per the California Environmental Quality Act (CEQA) per Section 15308 of the CEQA Guidelines.

RECOMMENDATION:

Staff recommends that based on the facts for findings as detailed in the attached draft City Council Resolution, the Board recommend to the City Council the **APPROVAL** of P07-1309 and thereby the designation of the cultural resource as a Landmark.

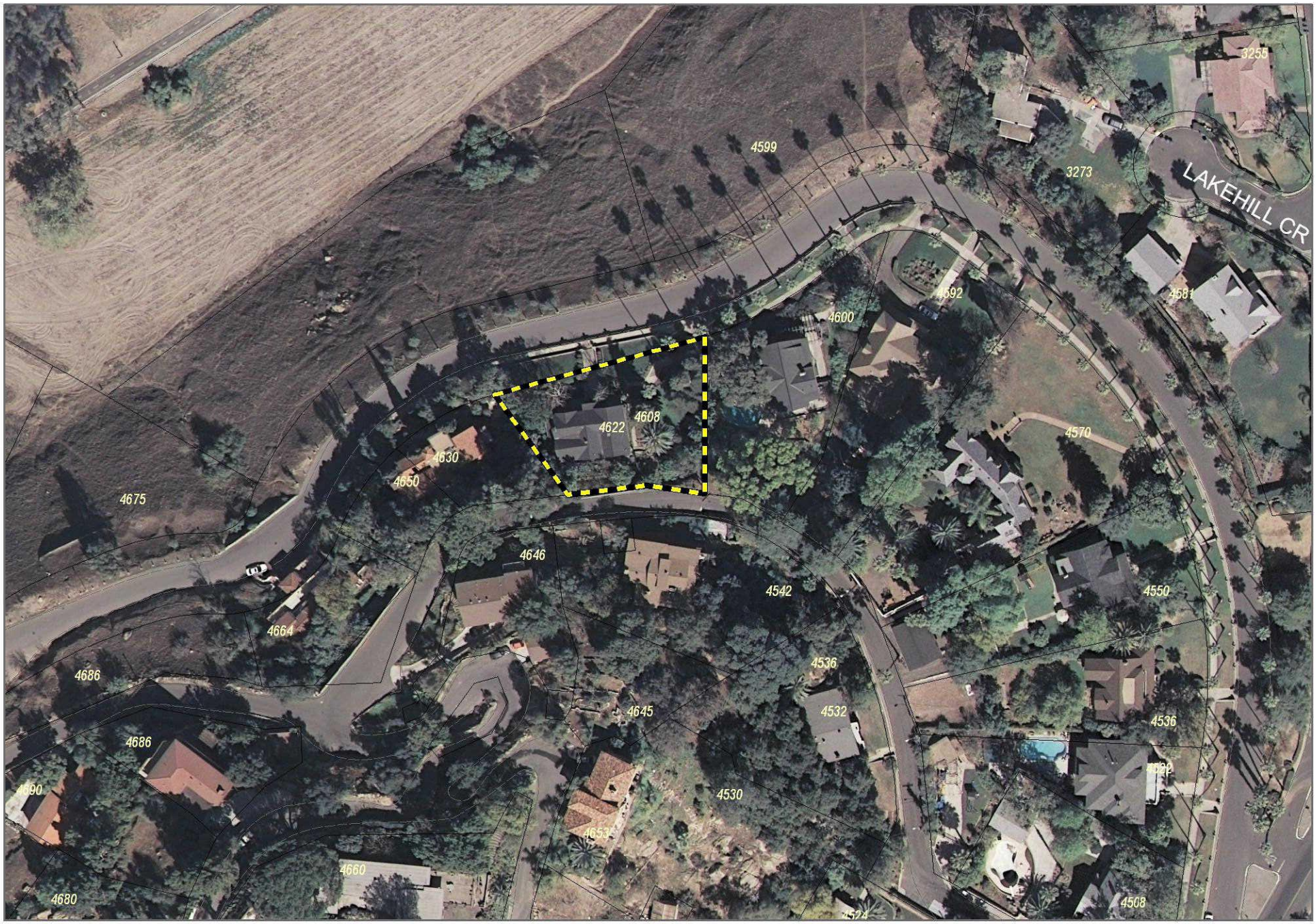
EXHIBITS:

1. Location
2. Aerial Photograph
3. Current Photographs
4. Historic Photographs
5. Applicant's Statement of Significance



26-6

P07-1309, Exhibit 1 - Location Map



P07-1309, Exhibit 2 - 2007 Aerial Photo

NORTH

0 50 100
Feet

Exhibit 3 – Current Photo

Exhibit 4 – Historic Photos

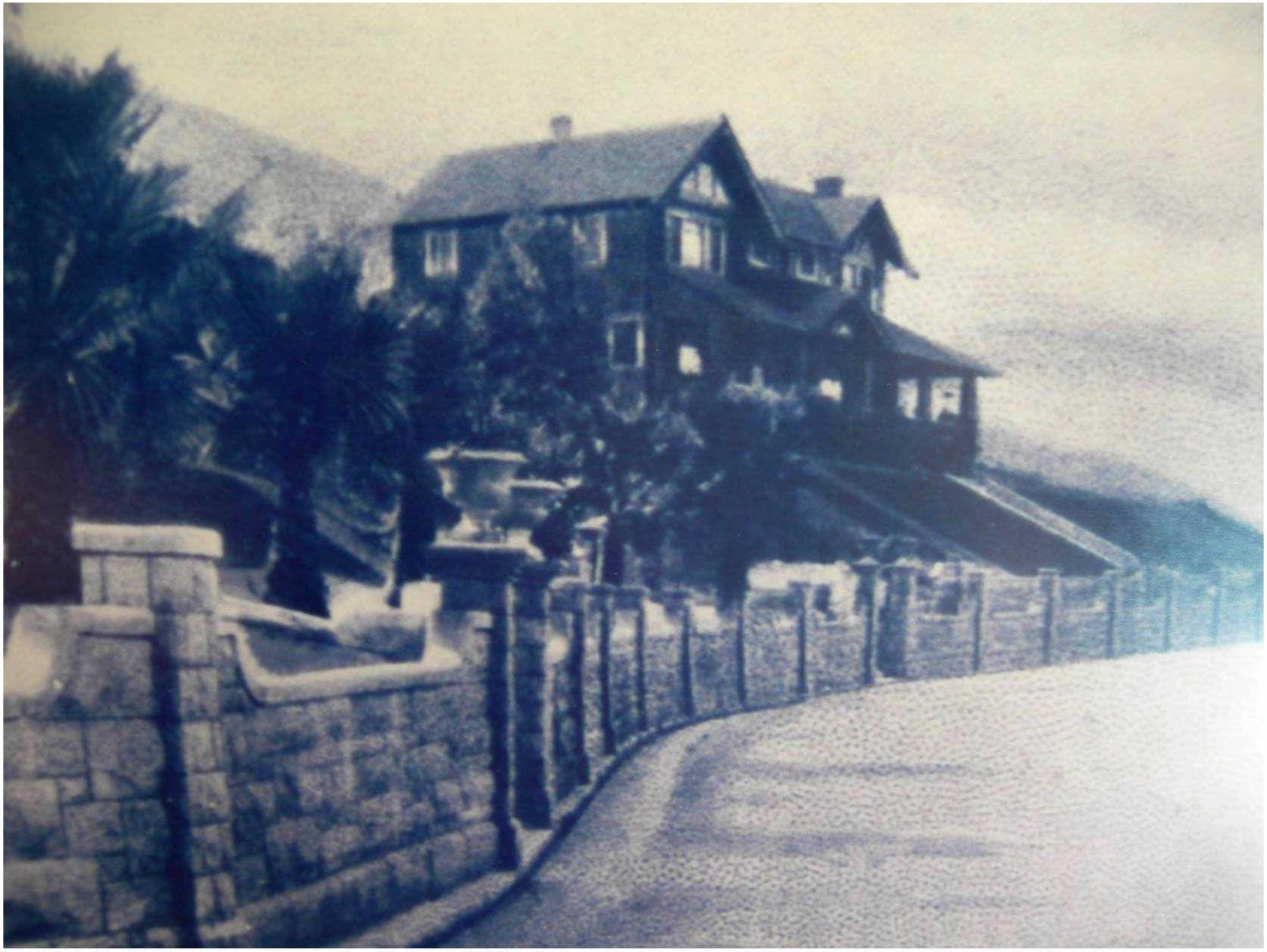
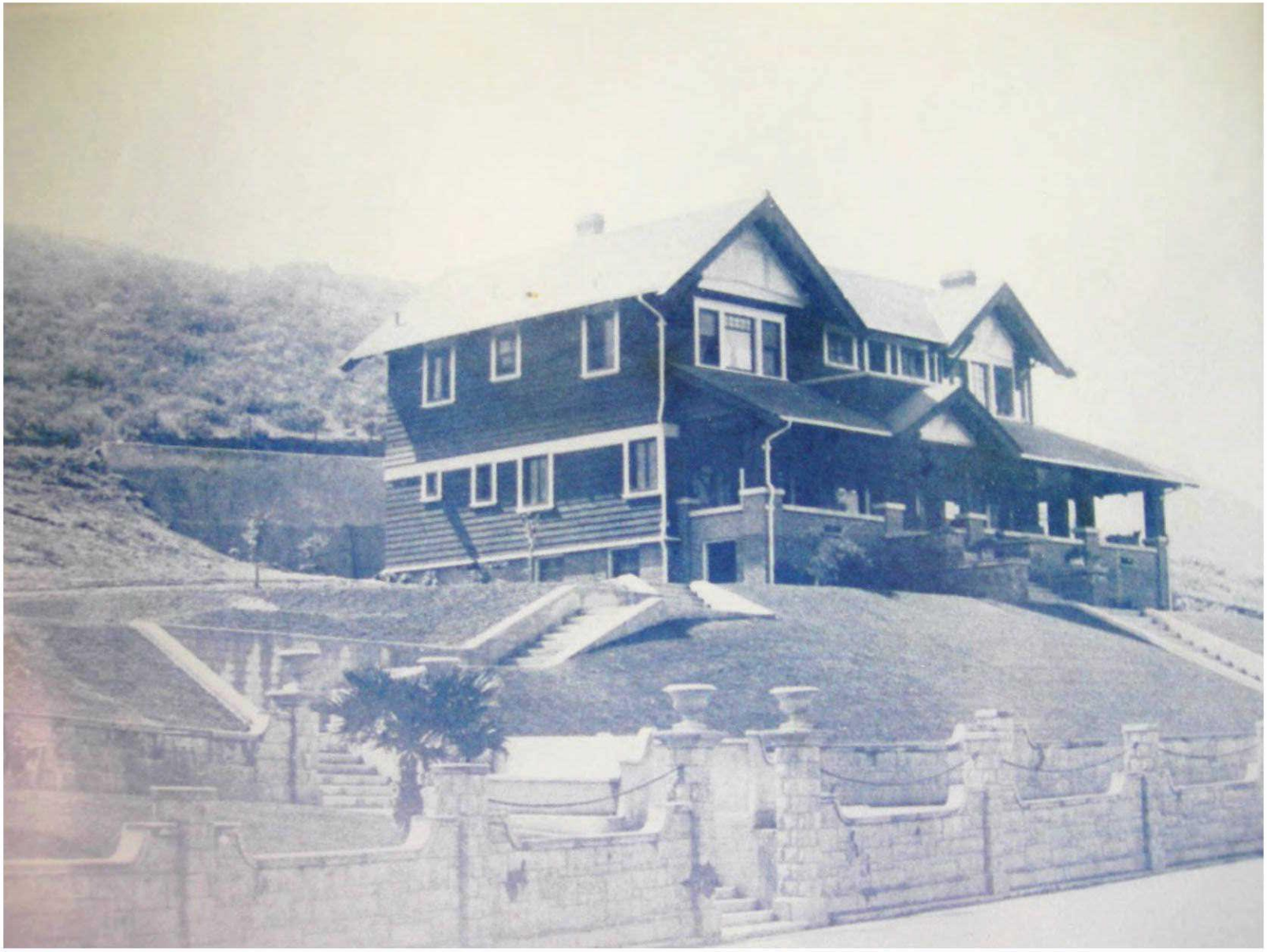


Exhibit 4 – Historic Photos



Statement of Significance

The C. O. Evans House
4622 Indian Hill Rd.
Riverside, CA 92501

I am submitting several items in addition to those required by the City for landmarking a structure. These items include (1) a copy of the Property Report of the City of Riverside Historic Resources Dept. on this structure regarding its compliance as a "Structure of Merit" within the Mt. Rubidoux Historic District (dated July 31, 1979); (2) Bill of Sale (copy) from G. Stanley Wilson regarding the construction of the project; (3) copy of newspaper article regarding the upcoming construction of the home by G. Stanley Wilson, along with photograph copies of the vista and house framing; (4) copy of newspaper article regarding C.O. Evans appointment to head a bond drive for WWII as he had in WWI; and (5) chronological history of the home's ownership (as of 1982) compiled by Helen R. Evans (first child born on the hill in 1909).

The C. O. Evans House was one featured in Ester H. Klotz and Joan H. Hall's book *Adobes, Bungalows and Mansions of Riverside, California* and *Adobes, Bungalows and Mansions of Riverside, California Revisited.* Because of the extensive research done by the authors, the following narrative for the "statement of significance" is copied directly from their book *(Revisited)* pages 193-195 and "bolded" to signify their work.

The huge house perched high on the western slope of Little Rubidoux was built in 1908 for Charles Orrick Evans, his wife, Fanita, and their two children. They moved into the house three days before Christmas and members of the family lived there for nearly 50 years. The ten-room, two-storied house was built of redwood, brick and concrete with a double-gabled roof, three tall brick chimneys and half-timbered walls. Architect G. Stanley Wilson designed and constructed the house at a cost of $5000. Wilson received much publicity when the Evans family gave him permission to use a picture of their home as an example of his fine work and the photograph appeared in many of his newspaper advertisements. G. Stanley Wilson later became a highly respected local architect.

(G. Stanley Wilson is well known for his work on the Rotunda of the Mission Inn, the Spanish Art Gallery and the dining Patio of the Mission Inn. He designed several Riverside schools, as well as the Orange Street addition to the Riverside County Courthouse, the 1918 remodelling of the Loring Building and Opera House and Casa de Anza Hotel. The C. O. Evans residence is considered one of Wilson's fine early residential works.)

When C. O. Evans built his home, he was the cashier of the Riverside Savings Bank and Trust Company. Later, he became vice-president of the Citizens National Bank

and one of the city's foremost bankers. In addition, he faithfully served as treasurer of the Calvary Presbyterian Church for 38 years. After his death in 1950, his widow continued to live in the large hillside house.

The house first had the address of 58 Aurora Drive; in 1916, the street was renamed Rubidoux Drive West. Fanita Evans suggested to the City Council in 1954 that the street name be changed due to confusion with other streets named Rubidoux. The Council accepted her idea to rename the street Indian Hill Road, thus commemorating the Indian village that once existed on the hill. Bones and relics from the village were uncovered when the original road was cut through the hill in 1906.

In the 1980's, the house had living room walls papered in colorful wallpaper, however, these walls were originally covered in burlap. This room had a white ceiling with heavy dark beams and an unusual green tile fireplace flanked by built-in bookcases. In the wood-paneled hall stood a wide staircase leading to a second floor landing where it joined a smaller back stairway. On the second floor were five bedrooms. An enclosed front sleeping porch was added later. Due to the elevation of the structure, the front sleeping porch offered a spectacular view of Fairmount Park, the Santa Ana River and distant mountains.

In 1958, the Harold Weeke family bought the house. There, they reared their children and made their home for more than 20 years. In 1980 they sold the house to Al Sonne, M.D., and his wife, Jan. After eight years and two children, they sold it to a local businesswoman, Zelma Beard.

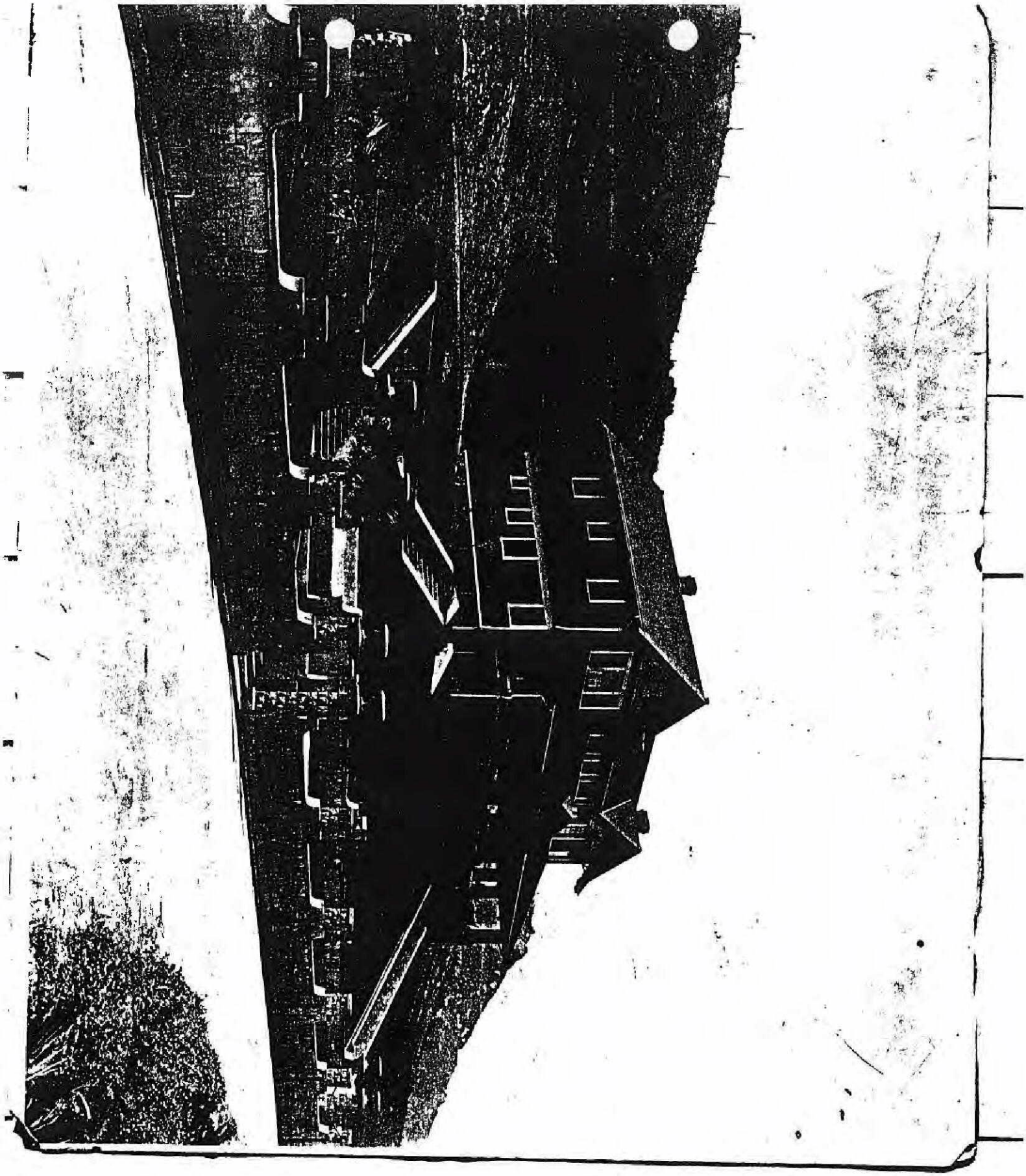
In 1994, Sue Mitchell became part owner of the buff colored house with dark gray trim. The detached garage, located on Beacon Way, behine the house, was re-roofed and repairs were made to the house. In 1997, contractor Jeff Thompson completed a major remodeling project. Walls were removed to enlarge rooms, a modern kitchen was installed and new bathrooms were created. The up-to-date renovation enhanced many of the original features and details of the historic house.

Zelma Beard commissioned Don O'Neil, a well-known local artist, to paint a picture of her hillside house. The cheerful watercolor was placed above the original green tile fireplace and became a focal point of the living room. Furnishings throughout the house complemented the Craftsman style structure, soon to be a hundred years old.

All remodeling mentioned above was strictly internal and did not change the exterior look of the structure at all. All internal features completely "marry" with original style of the home.

Landmarking the structure is part of celebrating its 100th birthday coming up in 2008.

26-13



PROPERTY RESULTS 1 of 1 **<-PREVIOUS NEXT->**

Address	4622 INDIAN HILL RD	**Year Built**	1908
APN	207041003		
Name	C.O. Evans Residence	**Builder**	Wilson, G. Stanley
Architect	Wilson, G. Stanley	**Style**	Craftsman
Original Use	Single Family residence	**Contemporary Use**	Single Family Residence

Designations:

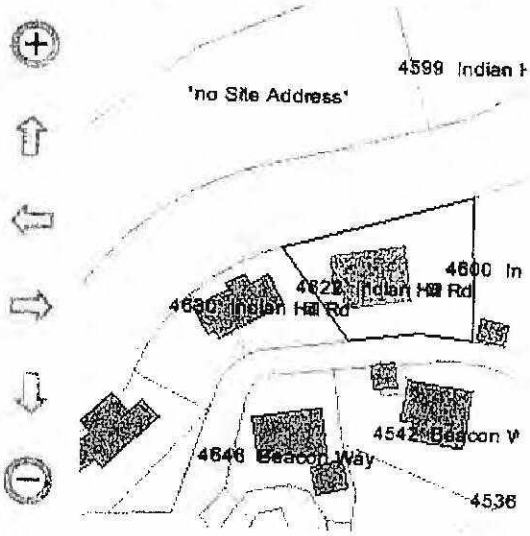
City Structure of Merit - #41

District Contributor - Mount Rubidoux Historic District - 4/15/1987

Survey Results 1977 **1977 1979**

☑ Description	☐ Significance	☐ Theme	☐ Period
☐ Area	☐ Attributes	☐ CHR Status	☐ NR Criteria
☐ Permits	☐ Citation	☐ References	☐ Addresses

1979 **Photo # 1**



SURVEY DESCRIPTION

This is a two story Craftsman style structure with the English manor influence of high timber touches in the gables. It has a medium double-cross gable. The entrance is slightly off centered toward the left and has two full-length glass side panels. On either side of the entrance is a three sash window, vertically divided. The moldings come directly up underneath the porch ceiling. The porch has a separate medium gable supported by double squared posts. A cross gable with braces highlights the entrance. The porch continues around to the right side of the house. Above the entrance gable is an enclosed veranda. The left gable is larger than the right gable. The wall surface is made of clapboards except underneath the three front facade gable which are stuccoed in between half-timbered moldings. All the supports are wood. The chimney, which is on the right side, is of red brick.

© 1996 - 2006. All Rights Reserved. City of Riverside, California.

Ventura

DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

(State use only)
UTM _____ Q _____ NR 3 SHL ____
Lat _____ Lon _____ Era ____ Sig ____
Adm ____ T2 ____ T3 ____ Cat ____ HABS ____ HAER ____ Fed ____
UTM 11/464720/3761160

IDENTIFICATION

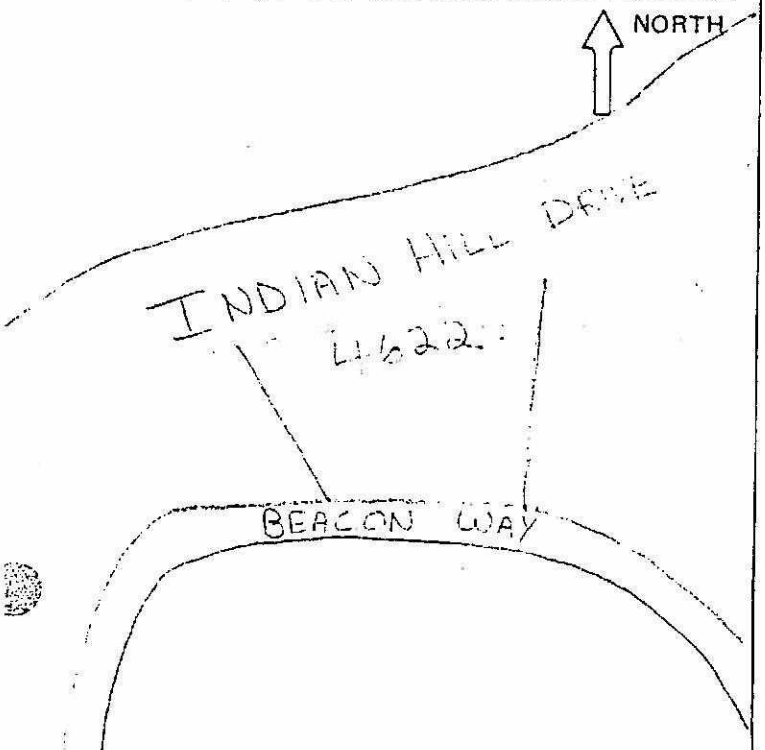
1. Common name: NA 33-2517-61
2. Historic name, if known: NA
3. Street or rural address 4622 Indian Hill Drive
   City: Riverside ZIP: 92501 County: Riverside
4. Present owner, if known: NA Address: _____
   City: _____ ZIP: _____ Ownership is: Public ☐ Private ☐
5. Present Use: Residential Original Use: Residential
   Other past uses: _____

DESCRIPTION

6. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

This is a two story California Bungalow with the English manor influence of high timber touches in the gables. It has a medium double-cross gable. The entrance is slightly off centered toward the left and has two full-length glass side panels. On either side of the entrance is a three sash window, vertically divided. The moldings come directly up underneath the porch ceiling. The porch has a separate medium gable supported by double squared posts. A cross gable with braces highlights the entrance. The porch continues around to the right side of the house. Above the entrance gable is an enclosed veranda. The left gable is larger than the right gable. The wall surface is made of clapboards except underneath the three front facade gable which are stuccoed in between half-timbered moldings. All the supports are wood. The chimney, which is on the right side is of red brick.

7. Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



8. Approximate property size:
   Lot size (in feet) Frontage 96 ';
   Depth 134 ';
   or approx. acreage _____.
9. Condition: (check one)
   a. Excellent ☒ b. Good ☐ c. Fair ☐
   d. Deteriorated ☐ e. No longer in existence ☐
10. Is the feature a. Altered? ☒ b. Unaltered? ☐
11. Surroundings: (Check more than one if necessary)
   a. Open land ☐ b. Scattered buildings ☐
   c. Densely built-up ☐ d. Residential ☒
   e. Commercial ☐ f. Industrial ☐
   g. Other ☐ _____
12. Threats to site:
   a. None known ☒ b. Private development ☐
   c. Zoning ☐ d. Public Works project ☐
   e. Vandalism ☐ f. Other ☐ _____
13. Date(s) of enclosed photograph(s): 1977

NOTE: The following (Items 14-19) are f ructures only.

14. Primary exterior building material: a. Stone ☐ b. Brick ☐ c. Stucco ☐ d. Adobe ☐ e. Wood ☒
f. Other ☐ _____

15. Is the structure: a. On its original site? ☒ b. Moved? ☐ c. Unknown? ☐

16. Year of initial construction 1908 This date is: a. Factual ☒ b. Estimated ☐

17. Architect (if known): G. Stanley Wilson

18. Builder (if known): G. Stanley Wilson

19. Related features: a. Barn ☐ b. Carriage house ☐ c. Outhouse ☐ d. Shed(s) ☐ e. Formal garden(s) ☐
f. Windmill ☐ g. Watertower/tankhouse ☐ h. Other ☐ _____ i. None ☒

SIGNIFICANCE

20. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site when known):

. Stanley Wilson, a prominent Riverside architect, was born in Bournemouth, ngland in 1879. He studied at Dr. Hardy's College of Architecture in England nd, after arriving in Riverside in 1895, attended Riverside High School for a hort time. Beginning his practice in the first decade of the new century, ilson designed the northwest corner facade, Rotunda, Spanish Art Gallery, and ining patio of the Mission Inn. (California Historic Resources Inventory and ational Register of Historic Places). He designed several Riverside schools s well as the Orange Street addition to the Riverside County Courthouse (Cali- ornia Historic Resources Inventory), the 1918 remodelling of the Loring Build- ng and Opera House (California Historic Resources Inventory), and the Casa de nza Hotel. His reputation extended throughout Southern California and Wilson as responsible for the Presbyterian Church in Anaheim, Fullerton City Hall, he Redlands Post Office, as well as the two elementary schools and the High chool in Redlands. Wilson was member of the American Institute of Architects nd President of the California State Board of Architectural Examiners. This ome is one of Wilson's fine early residential works.

21. Main theme of the historic resource: (Check only one): a. Architecture ☒ b. Arts & Leisure ☐
c. Economic/Industrial ☐ d. Exploration/Settlement ☐ e. Government ☐ f. Military ☐
g. Religion ☐ h. Social/Education ☐

22. Sources: List books, documents, surveys, personal interviews, and their dates:

Patterson, Tom. A Colony for California. Riverside:Press-Enterprise Co., 19
Patterson, Tom. Landmarks of Riverside. Riverside:Press-Enterprise Co., 196
Paul, Arthur G. Riverside Community Book. Riverside: Arthur H. Cawston, Pub 195

23. Date form prepared: 7/31/79 By (name): Alan Curl

Address: 3720 Orange St. City Riverside, CA ZIP: 92501
Phone: 787-7987 Organization: Riverside Minicipal Museum

(State Use Only)

RIVERSIDE, CAL. 190

M Mr. C. O. Evers.

Arlington Drive, City.

To G. STANLEY WILSON, DR.

CONTRACTOR AND BUILDER

INTERIOR WORK A SPECIALTY

PLANS AND SPECIFICATIONS FURNISHED

CHICAGO AND INDIANAPOLIS AVES.

Statement of account to date.

Contract for residence				5100.	00
GRADING	To grading for site			~~227.~~	~~75~~
	Plans			40.	50
	To grading cut terraces			123.	
PLUMBING	To extra plumbing as per bill attached			127.	91
CEMENT WORK	To 300 feet Cement walk at 11¢			33.	
	To gutter and wall at rear of residence				
	Contract P. Munro	85.			
	C. E. Freeman	8.	55		
	C. S. Wilson Labor	6.		99.	55
CARPENTER WORK EXTRA					
	Closet rear stairs	6.			
	Oak Treads	7.			
	Shower Bath	8.			
	Solar Heater	5.			
	Doors in Pantry	7.			
	Wall in Cellar	9.	50		
	Clothes Line	3.	75		
	Total			74.	25
	Grand Total			$ 5787.	~~96~~

By Cash	June 23.	$61.50			
	July 8	77.25			
	21	62.75			
	Aug. 17	68.75			
	11	500.			
		1000			
	Oct. 7	1500.			
	Nov. 16	500			
		91.			
	Dec. 11	1000.			
	Jan 4.	100.	$4961.25	4961.	25
			Balance due.	826.	71
			Extra work	40	
				866	71

Mr. L. Stanley Wilson

BOUGHT OF **SHIELS & SONS**

P. O. BOX "1"
TELEPHONES MAIN 101
HOME 1101
RESIDENCE RED 1883
HOME 1080

PLUMBING, HEATING AND GAS FITTING

DEALERS IN WATER PIPE AND FITTINGS

ROOFING, CORNICE WORK AND GENERAL JOBBING PROMPTLY ATTENDED TO

30 - 1 - 50 Gallon Solar heater		$55 00
" Shower Installed		17 50
" 27± of Extra Sewer Pipe		5 40
" 100± of 3/4 Pipe		10 50
" 1 - T 15c 2 L's @ 10c 1 Garden Valve 75		1 10
" Labor on Pipe line		3 10
		$ 117 60
30 lining drawers		3 75
" posts for Iron railing		
" 48± of 1/2" Pipe @ 13c		6 24
" 9 - 1/2" caps @ 13c		1 17
" 9 - 1/2" T's @ 30¢		2 70
" 9 hooks for chain		2±
" 7 hours work @ 60¢		4 20
		$ 135 91
For By 1 - Boiler		$ 127 91

E 1877

IS PLANNED FOR AURORA DRIVE

G. Stanley Wilson Designs Residence to Be Built for C. O. Evans.

1908

Work is to begin at once on a handsome new two-story residence to be built for C. O. Evans on Aurora Drive, in the River Crest tract. G. Stanley Wilson, the architect and contractor, has prepared plans for a home that will be both artistic and convenient, and has taken out the building permit, preliminary to getting the construction under way.

The plans drawn by Mr. Wilson provide for a home that will cost a little over $5000, and that will have dimensions of 58 feet in width and 40 feet in depth, including the veranda which will be eight feet in depth. The exterior will be of rustic design, in old English style of architecture, with a broad veranda extending across the front and one side of the house. Wide cement steps will lead to the front entrance. The foundation will be of brick, with heavy posts supporting the veranda. The gables will be plastered in typical old English style, and will be supported by heavy brackets. The front door and windows will be of plate glass.

The hall will be 9x16 feet in size, with the walls paneled with burlap below the plate rail. To the right is the large living room, 16x21 feet in dimensions, and to the left is the dining room, 16x17 feet. Hall, living room and dining room will have oak floors, paneled walls and beamed ceilings. A feature of the living room will be a large fireplace in one end, with book cases on either side. The dining room will be provided with a built-in buffet, having plate glass mirror, leaded glass doors on either side of the top and bottom and cosy built-in seats. From the dining room will open the pantry and adobe, and a kitchen 12x14 feet in size. A maid's room, 10x14 feet in size adjoins the kitchen.

A wide paneled stairway of artistic design is to lead from the hall to the upper hall, a stairway from the kitchen also leading up to the same landing on the second floor by an ingenious arrangement. The inside doors are to be of special design, being one large panel of Oregon pine, veneered. The woodwork on the lower floor is to be in weathered oak finish, and the walls are to be papered.

The second floor is divided into four bedrooms, a large screen bedroom and bathroom, with a linen closet in the upper hall.

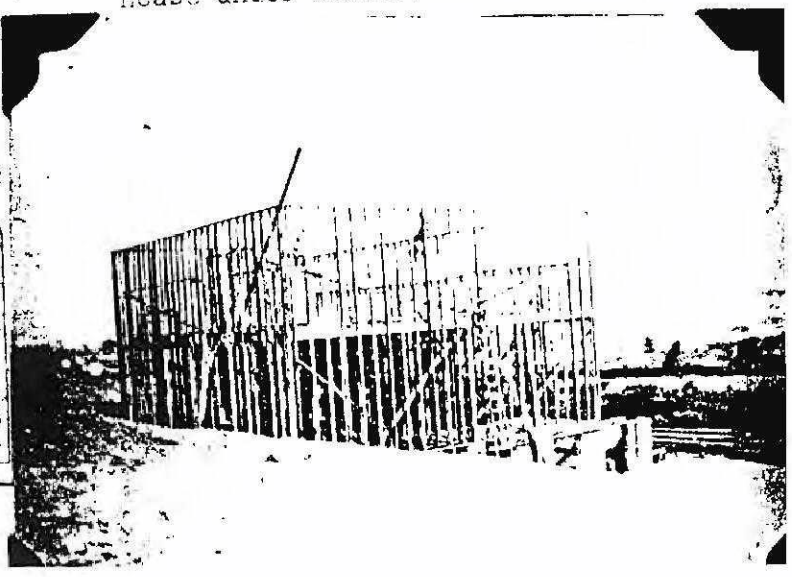
Mr. Wilson, the architect of this house, is rapidly gaining a reputation for himself by the high character of his work, having built some of the most artistic homes recently completed in the city. The residence to be built for Mr. Evans will occupy the sightly lot west of C. W. Barton's new home, and will have a commanding view of the valley and mountains. The contract price of the house is $5100.

AURORA DR. 1896

COMMENCE CONSTRUCTION.

Lumber was delivered today and actual construction work commenced by Contractor Stanley Wilson on the handsome new home of C. O. Evans, which is being erected on Aurora Drive, in the River Crest Tract. The artistic retaining wall and the road work on the drive around Little Rubidoux is being pushed as rapidly as possible, and will soon be completed.

House under construction 1908



Sold for $14500 1956

26-20

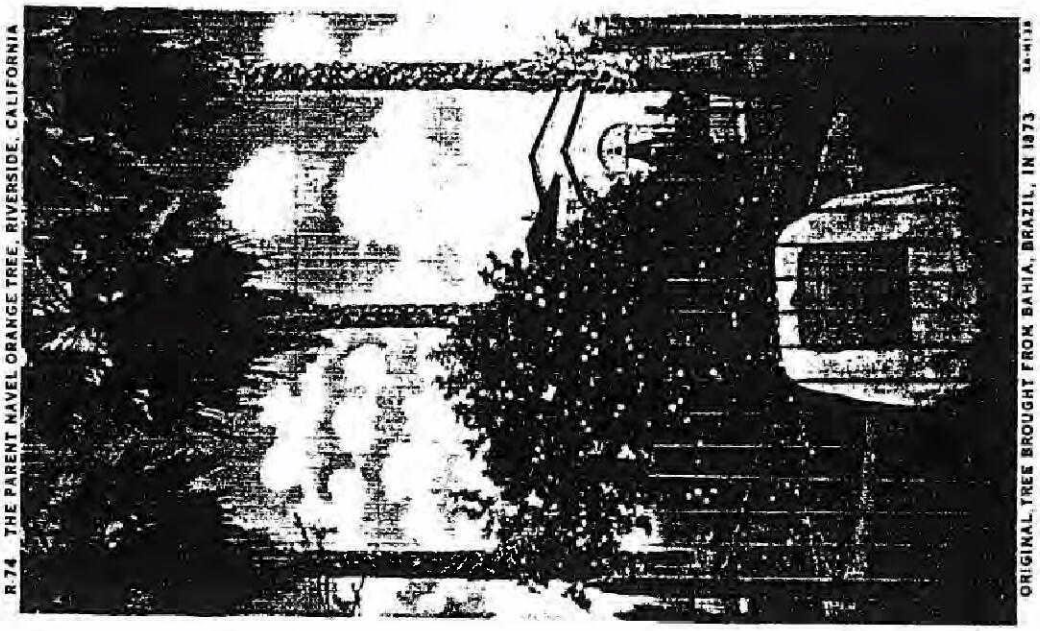
C. O. Evans, Riverside banker who was chairman for the sale of war savings stamps in the first World war has just been named head of the new city-wide defense savings program.

C. O. Evans City Defense Bond Head

Appointment of C. O. Evans, Riverside business man and banker, as chairman of the city-wide defense savings program, was announced today by J. M. Johnson, county chairman.

Evans is laying the ground work for the organization of service clubs, fraternal groups and others in the selling of defense bonds. During World war No. 1, Evans as Riverside chairman for the sale of war savings stamps and also handled thousands of dollars worth of bonds. He is a past president of the Kiwanis club and the YMCA, and has served as treasurer of the Calvary Presbyterian church for the past 25 years.

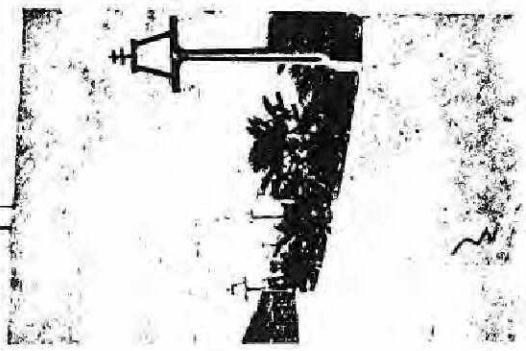
Fenita Mitchell Evans



R 74 THE PARENT NAVEL ORANGE TREE, RIVERSIDE, CALIFORNIA

ORIGINAL TREE BROUGHT FROM BAHIA, BRAZIL, IN 1873

LAKE EVANS, FAIRMOUNT PARK, RIVERSIDE, CALIFORNIA



January 6, 1982

Father and mother came to Riverside, Ca. in 1907. Father had two choices of a job - one in Pasadena or Riverside and he decided on the one in Riverside. This was in banking. He never regretted his choice for he loved it here as did mother.

The redwood house was built in 1908 by G. Stanley Wilson. Mother gave the plan of the house to him which was taken from a home in Pasadena owned by father's sister Mrs. George L. Edwards. Through the years there were many postcards made some from the drive and others from Lake Evans with a view of some of the houses on the hill. I have included some of these.

Father said he hoped he would be able to die there and he got his wish.

Father and mother were both very active in the community. Father was president of the Kiwanis Club (which he loved with a 13 year perfect attendance record) president of the YMCA as well as treasurer of Calvary Presbyterian Church for 38 years, another of his loves. He headed bond drives and community fund drives. In his early years he played tennis then turned to golf with a hole-in-one at the Victoria Club. He played there many years but later had to give it up because of his heart. He took up lawn bowling which he enjoyed very much.

Mother told us many times about the Indian cemetry which was just below the house. We used to play there a great deal as children. Also the hill back of the house. There were no homes there except the Raymond Best home which was the Cree home at that time.

Mother was treasurer of the YWCA, Regent of the Rubidoux Chapter of the D.A.R. where she received her fifty year pin, president of Calvary Women of the church and President of the Charity Tree which was started by the local doctor's wives. Mother had a terrific sense of humor - people would say, "oh here comes Mrs. Evans - now we will have a good time," and they would. She was in numerous plays in the community often comedy parts which she excelled in. She made a perfect hostess at her parties making very clever decorations for each one. She made a fantastic Christmas for the family each year with beautiful decorations especially the table centerpiece. As a traditional thing she purchased miniature gifts for each member of the family with an original poem for each - usually funny.

Charles Orrick Evans II born July 23, 1876 and died February 7, 1950
Fanita Mitchell Evans born may 25, 1881 and died April 21, 1971

Four Children:

Charles Orrick Evans III (deceased)
Mariana Evans Carpenter (deceased)
Helen Randolph Evans - living in Riverside - 1st baby born on the hill
Norman Caldwell Evans - living in Riverside - also born on the hill

I hope this will give you the history and background you wanted and we hope you will love the home as all of us did.

Sincerely,

Helen R. Evans

E. PUBLIC HEARINGS:

2. **PLANNING CASE P07-1309:** Proposal by Zelma Beard and Susan Mitchell to designate an existing Structure of Merit in the Mount Rubidoux Historical District as a City Landmark. The residence is located at 4622 Indian Hill Drive, located north of Beacon Way, south of Indian Hill Drive, and northwest of Redwood Drive in the R-1-65 Zone. Contact Planner: Kim Jarrell Johnson (951) 826-2408 kjohnson@riversideca.gov.

Kim Jarrell Johnson, Historic Preservation presented the staff report. Ms. Jarrell Johnson informed the Board that staff has received two e-mails in support of this designation one from Laura Klure and one from the Riverside Historical Society.

The public hearing was officially opened and closed.

MOTION MADE by Board Member McNiel, **SECONDED** by Board Member Trenchard **TO APPROVE** P07-1309 with staff's recommendations.

MOTION CARRIED by a vote of 8 ayes to 0 noes and 0 disqualified and 0 abstentions.

AYES:	Larsen, McNiel, Megna, Morgan, Silva, Standerfer, Stevens, Trenchard
NOES:	None
DISQUALIFIED:	None
ABSTAINED:	None
ABSENT:	None

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE, CALIFORNIA, APPROVING THE APPLICATION UNDER PLANNING CASE NUMBER P07-1309 DESIGNATING THE STRUCTURE AT 4622 INDIAN HILL DRIVE, AS A CITY HISTORIC LANDMARK, ASSESSOR'S PARCEL NUMBER: 207-041-003.

WHEREAS, Zelma Beard and Susan Mitchell filed an application to designate the C.O. Evans House located at 4622 Indian Hill Road, located north of Beacon Way, south of Indian Hill Drive, and northwest of Redwood Drive, within the City of Riverside, California, Assessor's Parcel Number 207-041-003, as more particularly described and depicted in Exhibit "A" attached hereto incorporated herein by reference, as a City of Riverside City Historic Landmark in Case Number P07-1309; and

WHEREAS, on January 16, 2008, the Cultural Heritage Board of the City of Riverside conducted a duly noticed public hearing on said application and recommended the approval of the designation of a City of Riverside City Historic Landmark for the structure described above; and

WHEREAS, this process is exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15308 of the CEQA Guidelines as set forth in Title 14 of the California Code of Regulations and adopted by the City of Riverside on January 24, 2006, as City Council Resolution No. 21106 as amended; and

WHEREAS, all legal prerequisites to the adoption of this application have been met.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Riverside, California that based on substantial evidence presented to the Cultural Heritage Board during the above-referenced public hearing and thereafter to the City Council, including written and oral staff reports, together with public testimony pursuant to the provisions of Title 20 of the Riverside Municipal Code pertaining to the designation of a Historic Landmark, the City Council hereby finds that the C.O. Evans House located at 4622 Indian Hill Road, located north of Beacon Way, south of Indian Hill Drive, and northwest of Redwood Drive, within the City of Riverside, California, Assessor's Parcel Number 207-041-003, as more particularly described and depicted in Exhibit "A" attached hereto incorporated herein by reference, a Historic Landmark eligible for designation under criteria set forth in the Riverside Municipal Code Sections 20.20.010 A and B, and based on the following facts and findings:

CITY ATTORNEY'S OFFICE
3900 MAIN STREET
RIVERSIDE, CA 92522
(951) 826-5567

FINDINGS:

Criterion A: Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural or natural history.

FACTS:

The C. O. Evans House reflects special elements of Riverside's architectural history because of its association with architect G. Stanley Wilson.

FINDINGS:

Criterion B: Is identified with persons or events significant in local, state or national history.

FACTS:

C. O. Evans was a prominent figure in Riverside in the early 20th century. His significance rests with his prominent association with Riverside's banking business and his involvement with the community.

BE IT FURTHER RESOLVED THAT pursuant to Title 20 of the Riverside Municipal Code, the City Council hereby approves the above-referenced application and designates the C.O. Evans House located at 4622 Indian Hill Road, located north of Beacon Way, south of Indian Hill Drive, and northwest of Redwood Drive, within the City of Riverside, California Assessor's Parcel Number 207-041-003, as a City Historic Landmark.

BE IT FURTHER RESOLVED the proposed historic landmark designation is exempt from the provisions of the California Environmental Quality Act pursuant to Section 15061 (b) (3) of the Guidelines for Implementation of the California Environmental Quality Act (Title 15, California Code of Regulations, commencing with Section 15000 as it can be seen with certainty that there is no possibility that the activity will have a significant effect on the environment.

BE IT FURTHER RESOLVED THAT the City Clerk of the City of Riverside shall cause a certified copy of this resolution to be recorded in the Office of the County Recorder of Riverside County, California.

CITY ATTORNEY'S OFFICE
3900 MAIN STREET
RIVERSIDE, CA 92522
(951) 826-5567

ADOPTED by the City Council this ____ day of _____, 2008.

_____
Mayor of the City of Riverside

ATTEST:

_____
City Clerk of the City of Riverside

I, Colleen J. Nicol, City Clerk of the City of Riverside, California, hereby certify that the foregoing resolution was duly and regularly introduced and adopted at a meeting of the City Council of said City at its meeting held on the _____day of _____, 2008, by the following vote, to wit:

Ayes:

Noes:

Absent:

Abstain:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Riverside, California, this _____ day of _____, 2008.

_____
City Clerk of the City of Riverside

O:\Cycom\WPDocs\D011\P006\00011405.DOC
CA: 08-1371
06/11/08

CITY ATTORNEY'S OFFICE
3900 MAIN STREET
RIVERSIDE, CA 92522
(951) 826-5567

EXHIBIT A

APN 207-041-003
P07-1309

THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT I AS SHOWN BY MAP OF THE SUBDIVISION OF LOT 9 OF RIVER CREST TRACT ON FILE IN MAP BOOK 9, PAGE 4 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

TOGETHER WITH:

THAT PORTION OF LOT 8 OF RIVER CREST TRACT AS SHOWN BY MAP ON FILE IN MAP BOOK 6, PAGE 17 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 8;

THENCE NORTHEAST ALONG THE NORTHWEST LINE OF SAID LOT 59.25 FEET MORE OF LESS TO THE CENTERLINE OF CEMENT STEPS NOW ERECTED, ON SAID LOT 8;

THENCE SOUTH IN A DIRECT LINE TO A POINT ON THE SOUTH LINE OF SAID LOT 8 WHICH IS LOCATED 42.00 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 8;

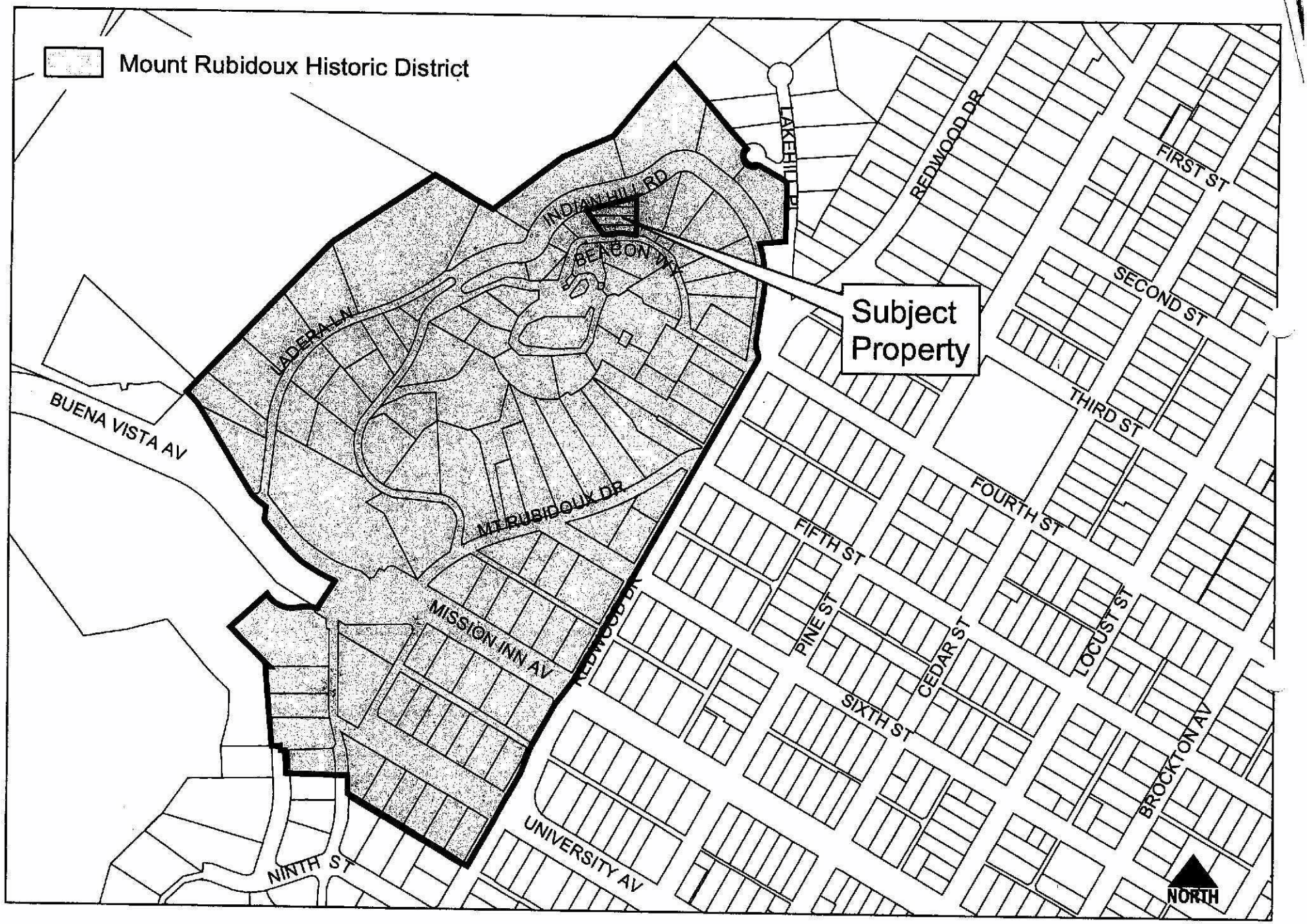
THENCE WEST ALONG SAID SOUTH LINE 42.00 FEET TO SAID SOUTHWEST CORNER OF LOT 8;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 8, A DISTANCE OF 97.50 FEET TO THE POINT OF BEGINNING.

DESCRIPTION APPROVAL

MARK S. BROWN
CITY SURVEYOR

DATE 6/25/08



26-28

P07-1309, Exhibit 1 - Location Map